



OUTLINE PROCEDURE FOR ERECTING ACCESSORY BUILDINGS

(INCLUDING GARAGES, SHEDS AND POLE BARN)

1. Builder or owner must apply for permit.
2. Three copies of Plot Plan (obtained from the Building Dept) are required, showing location of new building(s) and their relation to existing building(s), septic tank and field and property lines.
3. Two copies of plans or brochures showing construction of buildings, including sectional views and foundation details.

Accessory Buildings

Accessory buildings except as otherwise permitted in this Ordinance shall be subject to the following regulations:

1. Where the accessory building is structurally attached to a main building, it shall be subject to and must conform to all regulations of the Ordinance applicable to the main building.
2. Accessory buildings shall not be erected in any required yard except rear yard.
3. A detached accessory building shall not be located closer than ten (10) feet to any main building, nor shall it be located closer than seven and one-half (7 ½) feet to any side or rear lot line. In no instance shall an accessory building be located within a utility easement or any dedicated easement right-of-way.
4. When an accessory building is located on a corner lot, said building shall not project beyond the building line of the front yard required on the lot in rear of such corner lot.
5. In R-1-S, R-1, AG and R-1-E Districts, the following regulations shall apply to lots with 20,000 square feet or less of total lot area:
 - a. No more than one (1) garage may be constructed;
 - b. Other than a garage, only one (1) accessory building may be constructed;
 - c. The maximum floor area of a detached accessory building other than a garage shall not exceed one hundred fifty (150) square feet;
 - d. The height, as defined in Section 10.0202 of this ordinance, of detached accessory buildings shall not exceed ten (10) feet except for a garage, which may not exceed twelve (12) feet;
 - e. The height of an attached garage may equal the maximum height permitted for the main structure; and
 - f. In no instance shall the total floor area of all accessory structures on a lot exceed the First Floor area of the main structure.

6. In AG, R-1-S, R-1-E and R-1 Districts, the following regulation shall apply to parcels with more than twenty thousand (20,000) square feet of total lot area, exclusive of utility easements and any dedicated easement right-of-way.
 - a. The footprint(s) of all accessory building(s) and/or structures attached or detached shall not exceed a combined total of two thousand (2,000) square feet; and
 - b. The height of attached accessory buildings or those detached accessory buildings to be used for a greenhouse, farm structure, stable or barn may equal the maximum height permitted for the main structure. The height of detached accessory buildings other than those described above may not exceed twelve (12) feet.
7. In all non-residential districts, accessory buildings may occupy any of the ground area which the main buildings permitted to cover. The exact placement of any accessory building shall be shown on the site plan and approved by the Planning Commission, if required.
8. A principle structure may have an accessory structure only after the principle structure is completed. A parcel of property may not have an accessory structure upon until such time as a primary structure has been placed upon the property. The exception is barns or outbuildings for agriculture uses.
9. Garages – maximum size of 850 sq ft (all Districts).
10. All free standing or detached structures (garages/sheds) 400 square feet or less in rear yard shall be built on a minimum of four (4) inch wide and a twenty-four (24) inch deep ratwall with a four (4) inch slab over four (4) inch sand or stone base.
11. Free standing garages over 400 square feet must be on a 42 inch footing.

Inspections shall be called before covering any work.

Inspections required:

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| 1. Trench Footings | 4. Rough Heating | 7. Final Plumbing |
| 2. Rough Electric | 5. Rough Building | 8. Final Heating |
| 3. Rough Plumbing | 6. Final Electric | 9. Final Building |

Shed, Accessory Buildings

- Footings – Open Trench
- Sand
- Final Electrical (If required)
- Final Building

NOTE: THIS IS INTENDED AS A GENERAL GUIDELINE ONLY. THERE MAY BE ADDITIONAL REGULATIONS THAT APPLY UNDER THE ORDINANCE.